



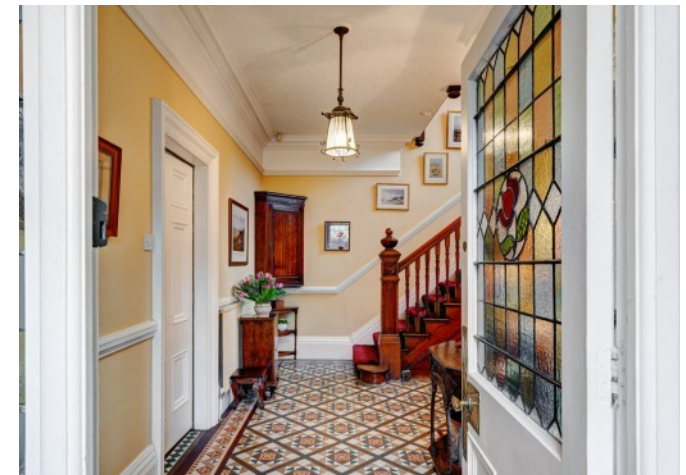
Oak Bank, Raby Avenue Barnard Castle

We are pleased to offer to the market this highly desirable semi detached Victorian townhouse of considerable character and charm. The property is in a highly sought after area of Barnard Castle being only a short walking distance from the town centre.

The beautifully presented accommodation boasts a plethora of original features including mosaic tiled floors, stained glass windows, balustrated staircase, deep skirting and decorative corning. The main three bedroom accommodation is arranged over two storeys, with the potential creation of two further bedrooms in the attic space.

The property briefly comprises: Entrance Porch, Entrance Vestibule, Reception Hallway, Sitting Room, Snug/Dining Room, Kitchen, Utility Room, Cloakroom to the Ground Floor. Cellar to the lower ground floor. The first floor includes Half Landing, Main Landing, Three Good Sized Bedrooms and Family Bathroom. There are Two Attic Room and Landing area to the second floor. Externally there are private Gardens and Patio's to the front, side and rear elevations. Large Garage incorporating Hobby/Storage areas.

Early viewing is recommended to avoid disappointment.



ACCOMMODATION

Entrance Porch

Part glazed entrance doors, painted floor with stone steps leading to the impressive front entrance door with decorative stone surround.

Entrance Vestibule

Original tiled flooring, stained glass sash window, deep skirting boards, cornicing to ceiling and dado rail. A most beautiful stained-glass door with decorative glazed side panels provides entry to the hallway.

Reception Hallway

A most striking entrance hallway with original tiled flooring, balustered staircase leading to the first floor accommodation. Deep skirting boards, cornicing, dado rail, radiator and doors providing entry to the ground floor accommodation.

Sitting Room

A spacious reception room enjoying views over the front garden and beyond. Feature high overmantel fireplace with marble sides, hearth and brass hood. Large bay window, deep skirting, cornicing to ceiling, central ceiling rose, dado rail, picture rail and radiator.

Snug/Dining Room

Brickette fireplace with solid fuel fire, carved arched shelves to alcoves, wall lights, radiator deep skirting boards and cornicing to ceiling.

Large bay window to the side elevation and door leading through to the kitchen.

Kitchen

Fitted kitchen with a range of shaker style wall and floor units with wood effect worktops and wood panelled painted splashbacks. Integrated double oven, gas hob with chimney style extractor above and stainless steel splashback. Plumbing for washing machine, integrated fridge, porcelain sink with mixer tap and drainer. Window overlooking the rear courtyard garden and radiator. There is space within the kitchen for a family sized table and chairs. Door leading through to the utility room.

Utility Room

The utility can be accessed from the reception hall and from the kitchen. Fitted with a range of wall and floor units with contrasting worktops, space for freestanding appliances, plumbing for washing machine, radiator and gas point. Window to rear elevation and door leading out to the rear garden.

Cloakroom

Corner hand wash basin, low level wc, wall mounted cupboard, half tiled walls, original tiled flooring and obscured glazed window.

Cellar

Entry to the cellar can be found under the main flight of stairs within the reception hall. A stone staircase leads to a good sized dry cellar.

FIRST FLOOR

Half Landing

Beautiful stained glass window, deep skirting, cornicing to ceiling and radiator. Steps lead to the main landing area and steps provide access to bedroom one.

Bedroom One

At the entrance to the bedroom there is a built-in bookcase with steps leading down to the main bedroom area. Large double bedroom with built-in wardrobe, wall light, coving to ceiling and window to the side elevation.

Landing

Landing area providing access to the remaining bedroom accommodation and bathroom. Cornicing to ceiling, deep skirting and dado rail. Loft hatch with loft ladders provides access to the Attic rooms.

Master Bedroom

Generous double bedroom with fitted wardrobe, radiator, twin lights, cornicing to ceiling and windows to dual aspect. Door leading to the family bathroom which can also be accessed from the landing.

Family Bathroom

Tiled panelled bath with shower over and tiled splashback. Pedestal hand wash basin, low level wc, obscured glazed window to the side elevation, airing cupboard and radiator.

Bedroom Two

Double bedroom with alcove shelves, deep corning, window to the side elevation and radiator.

SECOND FLOOR

The attic rooms located on the second storey are currently accessed by means of a loft ladder. These rooms are fully formed and offer considerable potential for the expansion of the current accommodation with the provision of a permanent staircase.

The accommodation includes a landing area which provides access to two attic rooms.



Attic Room One

Painted cast iron fireplace with open grate, radiator, and window to the front elevation.

Attic Room Two

Radiator and window to the rear elevation.



EXTERNALLY

Entry to the property is taken from the side elevation through a secure wooden gate which leads to paved patio garden with planted flower beds.

To the front of the property there are stone steps which lead down to a large sunken garden which is mainly laid to lawn with planted flower beds.

The rear garden can be accessed from either the utility room or externally through a wrought iron gate located to the side of the property. Within the rear garden there is a further walled

lawned garden with pathway leading to further paved patio area .

Garage and Hobby Room/Store

The house benefits from a substantial garage, hobby room/store with access to the main road from the garage.

Within the garage there is a lounge area with log fire and rear store with shelving. The storage can be easily accessed from either the garage or from the rear garden areas via a kitchen or side elevation of the house providing an excellent hobby space and general store in addition to the garage. The garage premises have full mains electricity and solid fuel fire.

Council Tax

Band E

Tenure

Freehold

Price

Offer in the region of £595,000

Brochure

Details and Photographs taken March 2024.

Viewing

Strictly by appointment through the selling Agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1.









Oak Bank, 7 Raby Avenue, Barnard Castle

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		82
69-80	C		
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GARAGE

CELLAR

GROUND FLOOR

FIRST FLOOR

ATTIC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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